

Village of Gilbert
87 Galligan Road
Gilberts, IL 60136
Village Board
Meeting Minutes
January 7, 2014

APPROVED MINUTES

Call to Order/Pledge of Allegiance

President Zirk called the meeting to order at 7:00 p.m. He proceeded to lead those present in the Pledge of Allegiance.

Roll Call/ Establish Quorum

Village Clerk Meadows called the roll. Roll call: Members present: Trustees Corbett, Mierisch, Zambetti, Farrell, Hacker and President Zirk. 1-absent: Trustee LeClercq. Others present: Administrator Keller, Assistant Administrator Beith, Finance Director Blocker, Bond Counsel Bilas, and Village Clerk Meadows. For members of the audience please see the attached list.

President Zirk reported that Trustee LeClercq informed him that he had to work and would be unable to attend the meeting.

Public Hearing

Proposing the Establishment of Special Service Area No. 24

A Motion was made by Trustee Hacker and seconded by Trustee Farrell to open the Public Hearing at 7:04 p.m. for the proposing the establishment of Special Service Area No. 24. Roll call: Vote: 5-ayes: Trustees Corbett, Mierisch, Zambetti, Farrell, and Hacker. 0-nays, 0-abstained. Motion carried.

Bond Counsel Bilas provided those in attendance with an overview on the purpose of establishing Special Service Area No. 24. She reported that if approved the creation of SSA 24 would provide for the refinancing of SSA 19 Refunding Bonds, Series 2006-1 (The Conservancy Project). The establishing Ordinance prescribes that the Village may issue special service area tax bond in an aggregate principal amount not to exceed \$10,000,000 secured by special taxes at an interest rate of not to exceed seven percent (7%) per annum and to mature within twenty years from the date of their issuance. The bonds if issued, shall be retired by the levy of an annual tax established pursuant to a special tax roll to pay interest on such bonds as it falls due and to discharge the principal at maturity and to pay the cost of administration and maintenance of the special service area. The maximum rate of special taxes to be extended in any year within the proposed special service area which shall not exceed the amount necessary to produce a maximum annual tax levy of \$1,700,000.00 in accordance with the special tax roll. A pro rata portion of the special tax shall be payable and subject to prepayment at the time a certificate of occupancy is issued by the Village of any home constructed within the proposed special service area.

Bond Counsel Bilas reported that if a petition signed by at least 51% of the electors residing within the Village of Gilberts Special Service Area Number Twenty-Four and by at least 51% of the owners of record of the land included within the boundaries of the Village of Gilberts Special Service Area Number Twenty-Four is filed with the Village Clerk of the Village of Gilberts within 60 days following the final adjournment of the public hearing objecting to the creation of the special service area, the issuance of bonds for the provision of special services to the area or the levy of taxes affecting the area, no such area may be created and no such bonds may be issued or taxes levied or imposed.

President Zirk noted that the pro rata portion of the special tax will be paid in full with the sale of each home. The language addressing the prepayment will be included in the settlement/development agreement.

The new property owner and developer of what is formerly known as the Conversancy, Troy Mertz commented on the proposed refinancing of SSA 19. He reported that refinancing the bonds increases the land's value and lowers the indebtedness allowing the development to move forward.

President Zirk asked if anyone in the audience had any questions or comments on the proposed establishment of Special Service Area No. 24.

Resident Christie Peterson inquired on the location of the property under discussion. Administrator Keller replied that the property being discussed is located West of Galligan Road and North/South of Freeman Road.

Administrator Keller recommended the Board consider allowing the public hearing remain open until the end of the meeting discussion in case any additional comments or questions arose. The Board Members concurred with Administrator Keller's recommendation.

Public Comment

President Zirk asked if anyone in the audience had any questions or comments for the Board Members.

Resident and Plan Commission Member Kevin McHone who resides at 208 Aspen Circle addressed the Board. He expressed his family's disappointment with the fact that the Village offers no recreational amenities. He noted that his daughter has commented in the past that she would not reside in Gilberts when she is an adult due to the fact that there are no recreational offerings. Mr. McHone noted that there are no recreational activities for the teenage population. The teenage population has to travel to other communities to participate in any type of recreational programs. He thanked the Board Members for their time.

Resident Christy Peterson along with her daughter who resides at 173 Redmond Drive addressed the Board. Ms. Peterson reiterated Mr. McHone's disappointment with the lack of recreational offerings. She suggested the Board Members move forward with the Gilberts Town Center Park improvements. Ms. Peterson understood funds were limited. However, she asked the Board Members to consider phasing in the improvement similar to how the Gilberts Elementary School phased in their playground. Ms. Peterson endorsed the proposed Gilberts Town Center Concept Plan which included a splash park. She thanked the Board Members for their time.

Resident Kevin Sawyer who resides at 138 Charleston Lane addressed the Board. He commented on the 2008 Strategic Plan. He reported that it was his understanding that the residents' ranked park and recreational offerings second or third on the priority list. Mr. Sawyer continued on by commenting on the 2012 Referendum which asked the voters if they were in favor of levying a new tax for a recreational system. In his opinion the referendum probably failed due to low voter turn-out and the condition of the economy at that time. President Zirk noted that the referendum may have failed due to the fact it was government driven and the voters' perception may have been it was a request for more tax dollars. President Zirk suggested that a park's referendum might be better received if it was resident driven. Mr. Sawyer agreed and would consider spearheading a grass root campaign.

A lengthy discussion ensued with respect to how the park's referendum was promoted. Trustee Mierisch noted that the park referendum informative information was placed in the newsletter, facebook, and on the Village's website. In addition, information was directly mailed to each address within the Village limits. Mr. Sawyer thanked the Board Members for their time.

Resident Steve Giancaterino who resides at 261 Reston Lane addressed the Board. He also expressed concern with the lack of any recreational offerings. Mr. Giancaterino was also in favor to the proposed Gilberts Town Center Concept Plan. He noted that he and his family were very excited when they saw Village Staff constructing the sand park in Town Center Park. However, the sand park has now become a piddle park and home for various types of animals. Mr. Giancaterino thanked the Board Members for the opportunity to comment on the park concept plan.

There being no further comments from the audience the Board Members moved onto the Consent Agenda items.

Consent Agenda

- A. **A Motion to approve Minutes from the December 17, 2013, Village Board Meeting**
- B. **A Motion to approve Bills and Salaries Dated January 7, 2014 as follows: General Fund \$141,323.62, Permit Pass Thrus \$1,205.00, Performance Bonds and Escrows \$6,842.35, Water Fund \$39,938.98, and Payroll \$63,365.34**
- C. **A Motion to approve Ordinance 01-2014, an Ordinance adopting the proposed comprehensive amendment to the Zoning, Subdivision, and other Regulations, and the creation of a Unified Development Ordinance**

President Zirk asked if the Board Members wished to remove any item from the consent agenda. There were no comments from the Board Members. **A Motion was made by Trustee Zambetti and seconded by Trustee Farrell to approve the consent agenda items A-C as presented.** Roll call: Vote: 5-ayes: Trustees Mierisch, Zambetti, Farrell, Hacker, and Corbett. 0-nays, 0-abstained. Motion carried.

Items for Approval

A Motion to approve Resolution 01-2014, a Resolution authorizing an Intergovernmental Agreement between the Village of Gilberts, Kane County, and Intra Soccer, LLC

Administrator Keller recommended delaying action on Resolution 01-2014. He cited that the attorney for Intra Soccer LLC had additional comments on the IGA and the City of Elgin may also want to be included in the IGA discussion.

Administrator Keller commented on Kane County's position that the agreement run with the land. However, the Village will still advocate that the agreement run with the ownership of the property.

The Board Members concurred with Administrator Keller's recommendation to table item 6A. **A Motion was made by Trustee Corbett and seconded by Trustee Mierisch to table items 6A, Resolution 01-2014, a Resolution authorizing an Intergovernmental Agreement between the Village of Gilberts, Kane County and Intra Soccer, LLC until January 21, 2014.** Roll call: Vote: 5-ayes: Trustees Zambetti, Farrell, Hacker, Corbett, and Mierisch. 0-nays, 0-abstained. Motion carried.

Items for Discussion

Gilberts Town Center Park Concept Plan

Administrator Keller discussed the Gilberts Town Center Concept Plan. He reported that he had been working with Greg Sagen from the Signature Design Group who had originally drafted the park concept plan and Mike May from Cemcon to develop an initial improvement phase for Town Center Park.

Administrator Keller reported that the entire site would first need to be regraded to allow the channeling of stormwater through naturalized bioswales with pre-engineered bridges for dry trail crossings. The initial work would include earthwork, underground improvement, and erosion control.

Administrator Keller reported that in 2012 the total park build-out cost was estimated at 2 Million Dollars. He discussed the fact that the Village currently has an estimated 1.020 Million dollars in impact fee funds. Administrator Keller stated the Board may want to consider the option of phasing in the park improvements with the first phase of the improvements estimated cost between \$700,000-\$750,000.

Administrator Keller discussed the various park improvement elements which were included in his overview memo.

Engineer May from Cemcon Civil Engineering Group commented on the park site. He identified the challenges the park site exhibits. He discussed the park site's high ground water table. Engineer May noted that the East side of the park site experiences areas of ponding water. He recommends constructing passive amenities to channel the stormwater. Engineer May suggested constructing naturalized bioswales along with the installation of drain tile to channel the stormwater away from the various proposed athletic fields. This method would allow for dry and safe playing fields year round.

President Zirk reported that he is aware of a company (Romtec) that offers affordable restroom and concession buildings. He suggested the Board Members may want to consider this type of amenity as an additional element option.

Administrator Keller provided the Board Members with information on the operation and maintenance cost of a splash park. He reported that there is minimal cost associated with the operations and maintenance of a splash park. The splash park is zero depth and is operated by an electronic system. The total cost to winterize the system is estimated at \$500.00.

Administrator Keller discussed various funding options. He reported that there are grants available. However, the grant pool is very competitive. President Zirk agreed and he noted in his experience the cost of staff time to track and report on the grant exceeds or matches the grant amount awarded. There was some discussion on recruiting corporate sponsors to fund some of the proposed improvements. President Zirk noted this funding option might interfere with Community Days sponsorships.

In Trustee LeClerc's absence President Zirk spoke on his behalf. He reported that Trustee LeClerc supports the proposed Gilberts Town Center Park enhancements.

President Zirk commented that the goal of constructing a regional park was not to provide redundant amenities.

A lengthy discussion ensued with respect to the proposed naturalized bioswales. The Board Members questioned if the construction of the naturalized bioswales would increase the mosquito population in the park area. Engineer May replied no, the naturalized bioswales produces a natural habitat that abates the mosquito population.

President Zirk inquired on the depth of the bioswales. He wanted to ensure the depth would not create a life safety issue. Engineer May reported that the proposed bioswales would be designed to only hold inches of water.

Trustee Zambetti questioned if the construction of the bioswales causes the elimination of some of the athletic fields. Engineer May replied no, the concept plan depicts the option of phasing in the improvements.

Trustee Hacker questioned if it would be more appropriate to construct the bioswales on the East side of the park site instead of the proposed close proximity to the athletic fields. Engineer May responded that anything is possible. However it may prove more costly to relocate the bioswales to the East side. In addition, the bioswales control the flow of foot traffic and limit the access to the middle of the playing fields.

A lengthy discussion ensued between Engineer May and consultant Kannigan with respect to stormwater drainage designs.

President Zirk inquired if the Board Members were comfortable with the cost associated with the park improvements. There were no objections on the proposed cost of the improvements. Trustee Farrell stated in her opinion in order to make the park and athletic fields sustainable the mass grading and earthwork should be completed.

Trustee Corbett inquired if staff had estimated the annual maintenance cost associated with the park improvements. Administrator Keller replied the maintenance cost would be dependent on the elements that the Board Members choose.

Trustee Mierisch suggested prioritizing the element options. She noted that when prioritizing the Board Members might want to consider if you choose a splash pad you might also need a pavilion to accommodate residents accessing the splash pad.

A lengthy discussion ensued with respect to prioritizing the various element options. Administrator Keller will provide the Board Members the cost association with the new element options that were suggested.

Trustee Mierisch inquired on the construction timeline for the mass grading work. Engineer May noted that the earthwork would begin in March weather permitting and would take about 2 months. Then the fields would be seeded and remain dormant until the next season.

The discussion on Gilberts Town Center Park improvement will be continued during the January 14th Committee of the Whole Meeting.

Closing the Public Hearing Proposing the Establishment of Special Service Area No. 24

There being no further comments from the audience, a **Motion was made by Trustee Zambetti and seconded by Trustee Farrell to close the public hearing at 9:21 p.m.** Roll call: Vote: 5-ayes: Trustees Farrell, Hacker, Corbett, Mierisch and Zambetti.

Staff Reports

Village Clerk Meadows had provided the Board Members with a letter from Mr. Joe Maskivish, Manager of the Gilberts Pirates 9U Travel Baseball Team. Mr. Maskivish is requesting the Board Members consider allocating funds to improve the Memorial Park baseball field. He will be attending the January 21st Village Board Meeting to discuss his proposal.

Executive Session

A Motion was made by Trustee Hacker and seconded by Trustee Farrell to close a portion of the meeting at 9:24 p.m.as permitted by 5ILCS 120/2 (c) (1) to discuss the appointment, employment, compensation, discipline , performance, or dismissal of specific employees of the Village with no business to follow. Roll call: Vote: 5-ayes: Trustees Hacker, Corbett, Mierisch, Zambetti and Farrell. 0-nays, 0-abstained. Motion carried.

The Board Members along with Administrator Keller, Finance Director Blocker, Assistant Administrator Beith and Village Clerk Meadows went into Executive Session at 9:24 and returned to the public meeting at 9:41 p.m.

Roll Call / Establish Quorum

Village Clerk Meadows called the roll. Roll call: Members present: Trustees Corbett, Mierisch, Zambetti, Farrell, Hacker and President Zirk. Others present Administrator Keller, Finance Director Blocker, Assistant Administrator Beith and Village Clerk Meadow.

Village Board
Meeting Minutes
January 7, 2014
Page 8

Adjournment

There being no further business to discuss, a Motion was made by Trustee Farrell and seconded by Trustee Mierisch to adjourn from the public meeting at 9:43 p.m. Roll call: Vote: 5-ayes by unanimous voice vote. 0-nays, 0-abstained. Motion carried.

Respectfully submitted,

Debra Meadows

Village of Gilberts
87 Galligan Road
Gilberts, Illinois
Village Board Meeting
Sign-in-Sheet
January 7, 2014

Name	Address	Telephone #
HAROLD MIERISCH	124 RESTON LN	847 428 6502
ROBERT PETERSON	173 REDMOND DR	224-201-3906
Christie Peterson	173 Redmond Dr.	224-200-2377
Elizabeth Dohm	173 Redmond Dr.	224-200-2377
Tom Wajda	485 Killcare	224-628-1551
MARTIN MATUSHEK	17N 580 Adams Dr W Dundee	847 836 1393
Mike Curran	901 Tipperary St	847-452-4740
Michael Mury - Comcon, Ltd.	2280 White Oak Cr., Aurora, IL	630-862-2100
ROBERT Vanni	222 EASTW PR	(847) 836 7576
KEVIN McHone	208 ASPEN CIR	847-567-9624
Steve Giancaterino	261 Reston Ln	847-812-4245
Jered Longtin	271 Reston Ln	